



AGENDA
BOARD OF ADJUSTMENT
Municipal Plaza Building, 1st. Floor
103 Main Plaza Street, San Antonio, Texas 78205
Monday 1:00 P.M. November 18, 2002



The official agenda is posted at City Hall in accordance with state law.
This copy is for general information only.

Board of Adjustment Members

Michael Ramirez – District 1
Oscar R. Williams – District 2
Jesse Jenkins – District 3
Hervey Duron – District 4
Laura Lizcano – District 5

Jesse Zuniga – District 6
Yolanda Arellano – District 7
Abe Ramirez – District 8
Vacant – District 9
Lisa Musial – Mayor

D. Michael Villyard – District 10
Chairman

- I. 1:00 P. M. Public hearing called to order by the BOA Chairman
- II. Roll Call
- III. Invocation
- IV. Scheduled Cases:
 - CASE NO. A-02-175 Eustacia R. Gonzalez, 13203 Danvers
 - CASE NO. A-02-176 Lavaca Neighborhood Association, 418 Florida St.
 - CASE NO. A-02-177 David Shankle of Budget Signs, 7106 Oaklawn Dr.
 - CASE NO. A-02-179 Jennifer Hettler representing Gerardo Felix Sotelo, 344 Elks Dr.
 - CASE NO. A-02-180 Jesse Gonzales, 5311 Cynthia Linn
 - CASE NO. A-02-188 Vincent A. Lazaro representing Adela M. Martinez, 418 Florida St.
- V. ERM Presentation by Florencio Pena
- VI. Consider to approve the Minutes of November 4, 2002.
- VII. Adjournment

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:
www.sanantonio.gov/dsd

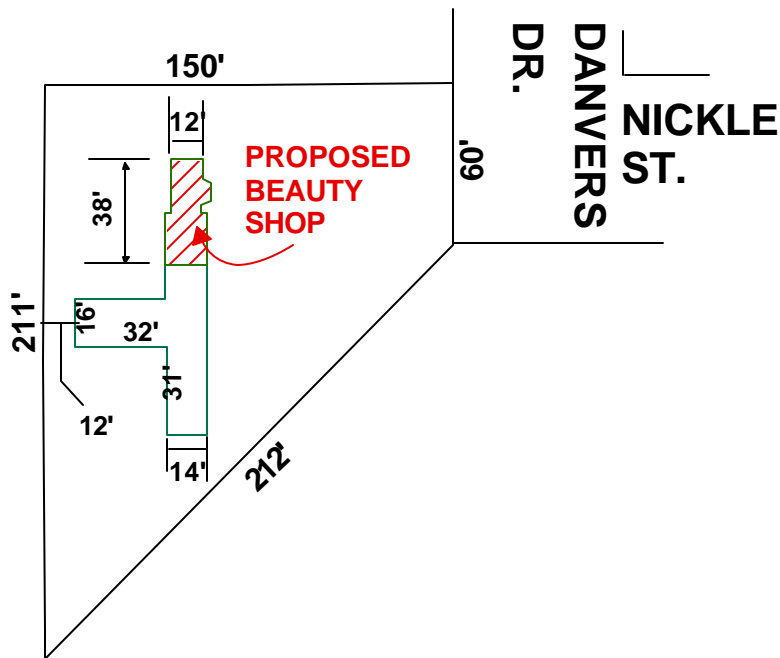
This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 24 hours prior to the meeting by calling 207-7245.

CASE NO. A-02-175

**Eustacia R. Gonzalez
Lot 10, Block 8, New City Block 15662
13203 Danvers Drive
Zoned: "MH" Manufactured Home District**

The applicant requests a Special Exception for a one-operator beauty shop in a residential district.

The Development Services Department could not issue this permit because Section 35-801 (g) of the Unified Development Code gives only the Board of Adjustment authority to hear and decide Special Exceptions. The proposed hours of operation are Tuesday thru Saturday from 9:00 A.M. to 5:00 P.M.



NOT TO SCALE

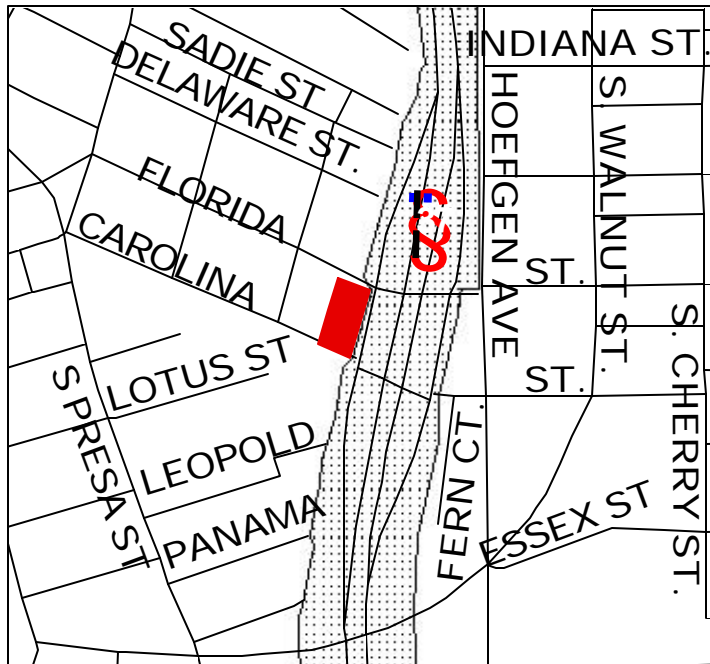
A-02-175

SITE PLAN

CASE NO. A-02-176

Coastal Data Fleet
Lot 20, Block 9, NCB 3011
418 Florida Street
Zoned: "C-2" Commercial District

A hearing to consider the application of the Lavaca Neighborhood Association, who has requested an inquiry into the Coastal Data Fleet Bulk Fuel Station property at 418 Florida Street, a nonconforming use, to determine if conditions created by the use, fire or health hazards created by the use, and any other danger or nuisance to the public due to or created by any condition or use existing on the property require the discontinuance of said use as specified in Section 35-706 of the San Antonio City Code.



LOCATION MAP
A-02-176

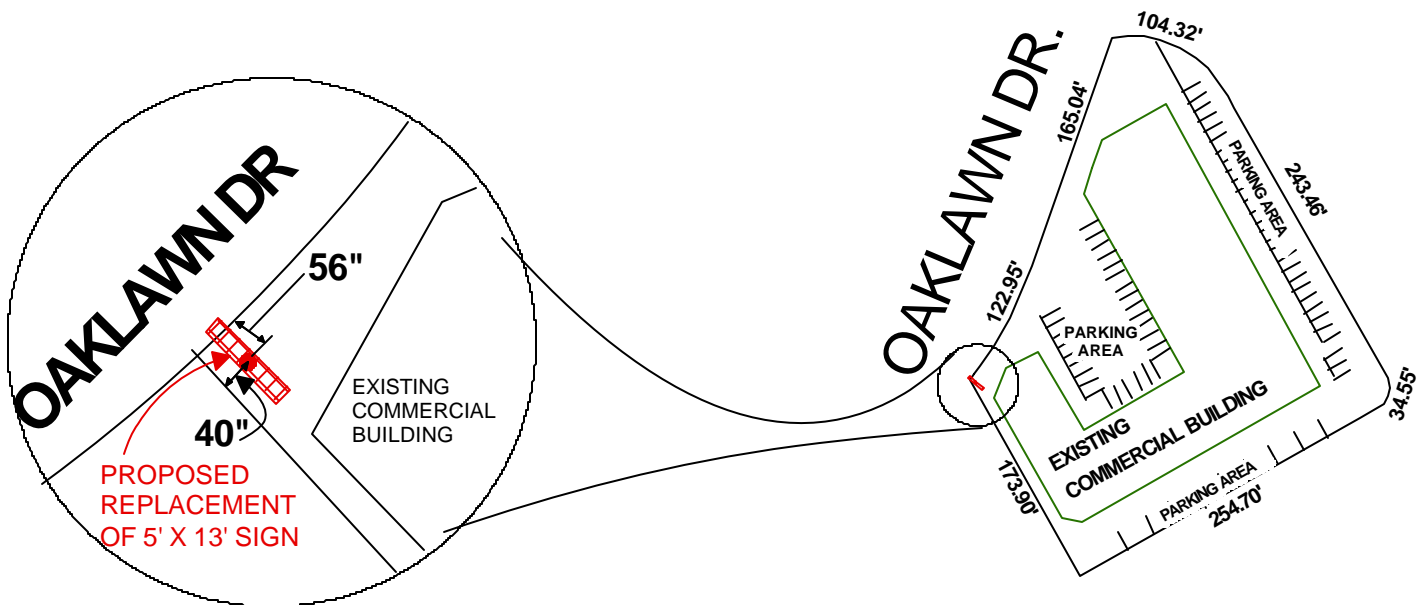
CASE NO. A-02-177

**David Shankle, representing RFM Commercial Properties
Lot1, New City Block 1, NCB 13300
7106 Oaklawn Dr.
Zoned: "C-3" General Commercial District**

The applicant requests a variance to exceed the maximum allowed height for a pole sign on an arterial type commercial collector / B street classification. The request is for an additional 24' in overall height from the adjacent property grade. The code allows 24' from ground level and only allows grade separation on expressway signs.

The Development Services Department could not issue this sign permit because Section 28-239 (a) allows the overall height to be computed as the distance from the ground level of the sign to the top of the highest component of the sign. Section 28-239 (c) (2) Table 2 limits the height to 24 foot in overall height.

The submitted plan proposed increasing the cabinet area to an existing pole to a height of 35 feet not to exceed 24 feet from the adjacent property grade.



NOT TO SCALE

A-02-177

SITE PLAN

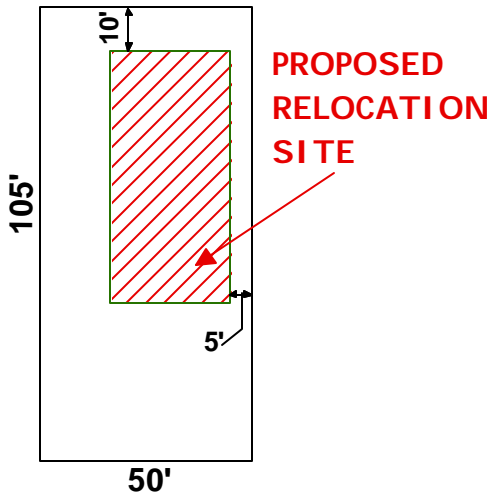
CASE NO. A-02-179

**Jennifer Hettler representing Gerardo F. Sotelo
North 105' of Lot 6, Block 19, New City Block 8969
344 Elks Drive
Zoned: "R-4" Residential Single-Family District**

The applicant requests a Special Exception to relocate a structure from 1046 Stonewall Avenue to 344 Elks Drive.

The Development Services Department could not issue a permit because Section 35-801 (g) of the Unified Development Code (UDC) gives only the Board of Adjustment authority to hear and decide Special Exceptions.

ELKS DR.



NOT TO SCALE

A-02-179

SITE PLAN

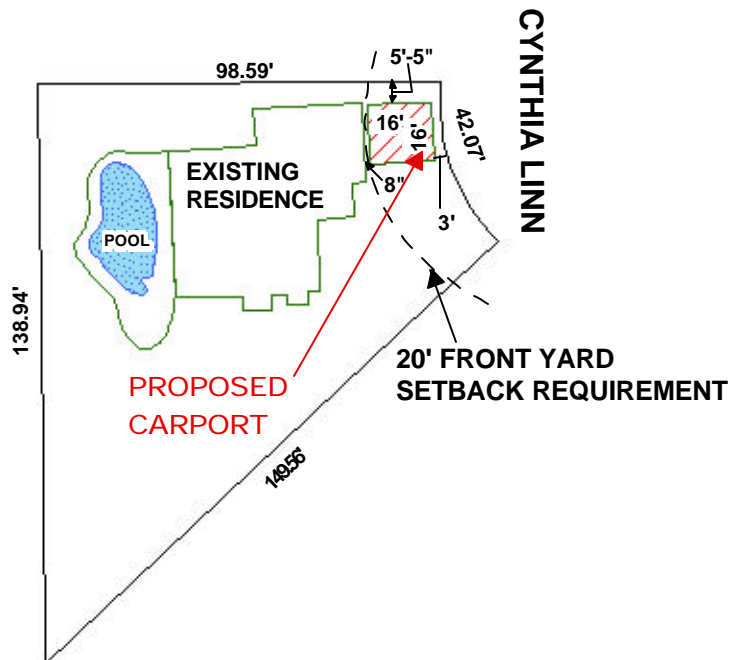
CASE NO. A-02-180

Jesse G. Gonzales
Lot 17, Block 9, New City Block 12712
311 Cynthia Linn
Zoned: "R-4" Residential Single-Family District

The applicant requests a variance to continue construction of a carport within the front yard setback.

The Development Services Department could not issue this permit because Section 35-516 (g) of the Unified Development Code requires a 20' front yard setback for garages and carports.

The partially completed carport is constructed with a 1' front yard setback.



NOT TO SCALE

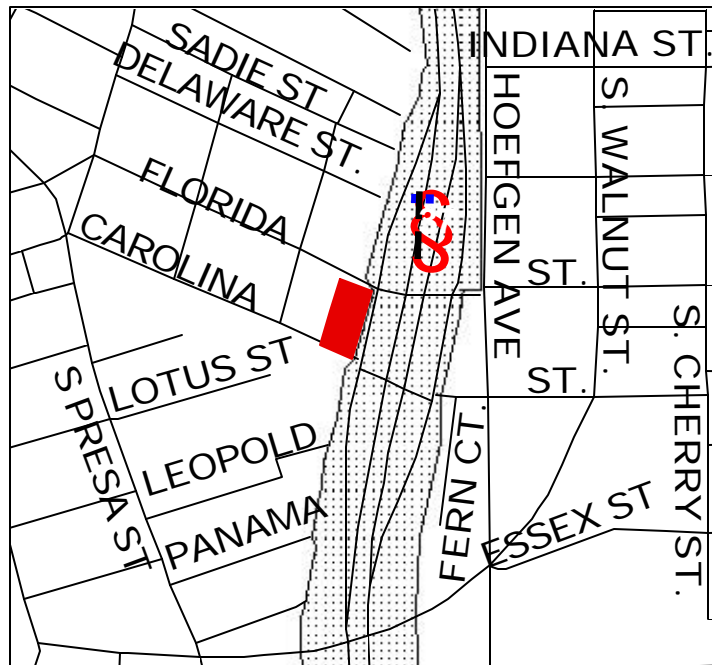
A-02-180

PLOT PLAN

CASE NO. A-02-188

**Coastal Data Fleet
Lot 20, Block 9, NCB 3011
418 Florida Street
Zoned: "C-2" Commercial District**

A hearing to consider the application of Adela M. Martinez, who has requested an inquiry into the Coastal Data Fleet Bulk Fuel Station property at 418 Florida Street, a nonconforming use, to determine if conditions created by the use, fire or health hazards created by the use, and any other danger or nuisance to the public due to or created by any condition or use existing on the property require the discontinuance of said use as specified in Section 35-706 of the San Antonio City Code.



**LOCATION MAP
A-02-188**